

REPORT TO CHC



Date: November 6, 2014
RIM No. 0940-60
To: Community Heritage Committee
From: Urban Planning, Community Planning & Real Estate (LB)
Application: Z14-0042 / HAP14-0014 **Owners:** Steve & Loretta Nicholson
Address: 2210 Abbott Street **Applicant:** Steve & Loretta Nicholson
Subject: Rezoning Application and Heritage Alteration Permit
Existing OCP Designation: S2RES - Single / Two Unit Residential
Existing Zone: RU1 - Large Lot Housing
Proposed Zone: RU6 - Two Dwelling Housing
Heritage Register: Not Included

1.0 Purpose

To consider:

- a. A rezoning from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone to allow a semi-detached dwelling to be built on the subject property.
- b. A Heritage Alteration Permit to allow the demolition of the existing dwelling and construction of a new semi-detached dwelling with variances from the Zoning Bylaw.

2.0 Urban Planning

Staff support the proposed development as it complements other existing or approved Frank Lloyd Wright inspired dwellings in the Abbott Street Heritage Conservation Area and retains some features of the “Early Suburban” style. The application is in keeping with heritage principles and policies to maintain the residential character of the area, and provides an example of sensitive redevelopment. Staff will continue to work with the applicant to ensure necessary environmental requirements are met given the interface with Okanagan Lake and to provide appropriate connections between the waterfront, Royal Avenue pocket park and the Abbott Street corridor.

The subject property is located in the Abbott Street Heritage Conservation Area, but is not listed on the City’s Heritage Register. The Abbott Street Heritage Conservation Area Development Guidelines identifies the dominant style for the block as “Arts & Crafts (late)” and “Early Suburban” for the subject property. A semi-detached dwelling in the Frank Lloyd Wright / Prairie

style was recently approved for 2248 Abbott Street and a single detached dwelling in the “Arts & Crafts (late)” style is located on the double-wide lot at 2228 Abbott Street.

Rezoning

The subject property has a Future Land Use of S2RES - Single / Two Unit Residential in the Official Community Plan; the proposed rezoning to RU6 - Two Dwelling Housing is consistent with this designation. The change to two dwellings maintains the residential character while allowing redevelopment that creates sensitive infill and enables more efficient use of the property.

Form & Character

The architecture of the new semi-detached dwelling takes design cues from the “Early Suburban” style with the asymmetrical facade, horizontal design, massing, and brick and stucco exterior. The design is also inspired by Frank Lloyd Wright’s Prairie style and complements the approved semi-detached dwelling at 2248 Abbott Street as well as the existing dwelling at 2195 Abbott Street, which was constructed in the late 1950s.

From Abbott Street and Royal Avenue the structure has the appearance of a single family dwelling because of the recessed entrances and single driveway access. The development respects established building spacing and driveway access as per the *Abbott Street & Marshall Street Conservation Areas Development Guidelines*, and the cladding materials and landscaping reflect the site context.

The applicant has addressed some of the concerns expressed by Community Heritage Committee members following initial consideration of the application on October 2, 2014. To improve the east elevation of the detached garage that faces Abbott Street, the applicant has added windows, column details and a cantilevered roof overhang to the first storey. These features break up the brick wall and create visual interest along this portion of the site. Although the existing hedge along the recreational corridor screens much of this wall from view, the applicant will plant ivy on this wall to provide an additional natural buffer and will work with the City to ensure appropriate landscaping is in place between the property and the Abbott Street recreational corridor.

Additionally, the applicant intends to use grasscrete for the driveway and parking areas on the property. This change reduces overall site coverage and improves permeability, which is especially beneficial on a lakefront property.

VariANCES

The application requires three variances to the Zoning Bylaw:

- To vary the accessory building height from 4.5 m permitted to 5.64 m proposed;
- To vary the front yard from 4.5 m permitted to 1.21 m proposed; and
- To vary the north side yard from 4.5 m permitted to 2.03 m - 2.34 m proposed.

The variance for the height of the accessory building is due to the second storey storage area above the garage. The second storey is set back 1.22 m from the east exterior wall of the first storey and includes a balcony and windows facing Abbott Street, which reduces the massing and improves the facade along the street. Were the garage attached to the dwelling it would not be limited to 4.5 m in height. Additionally, height is measured to the highest point on a non-sloping

roof as opposed to the mid-point of a sloping roof; therefore, a sloping roof could have a similar peak height.

The detached garage requires a variance to be located 1.21 m from the front lot line. Detaching the garage from the dwelling reduces the structure's massing and allows for sightlines through the property. Unlike most properties along Abbott Street, the property line is set back from the Abbott Street recreational corridor by up to 10 m at the north end of the property. The existing hedge and mature tree between the property line and the recreational corridor provide a buffer and will screen the first storey of the garage from view along Abbott Street. This landscaping is located within the City's right-of-way. Furthermore, the applicant will plant ivy on the garage's east elevation (facing Abbott Street) to create additional natural screening.

The north side yard is along a flanking street (Royal Avenue) and a variance is required to reduce the side yard to 2.03 m and 2.34 m. The portions of the dwelling that extend into the side yard setback are adjacent to the pocket park and associated parking area at the west end of Royal Avenue and would comply with the regular side yard requirements without a flanking street. Overall the semi-detached dwelling has a smaller footprint and larger setbacks than the existing dwelling.

Waterfront Trail and Royal Avenue

The City is preparing designs for a new waterfront trail connecting Strathcona Park to the pocket park at Royal Avenue, running along the rear of the subject property between the property line and Okanagan Lake. This trail presents an opportunity for improved pedestrian connections between the waterfront and the Abbott Street recreational corridor along Royal Avenue. A new sidewalk along Royal Avenue will be created as part of this application.

The existing fence along Royal Avenue encroaches on the City of Kelowna right-of-way. Any new fencing or landscaping will be installed along or within the property line, thus returning this area to the City for the road right-of-way and park space. The applicant has proposed landscaping to include planter boxes, hedges and water sensitive vegetation on the subject property.

Retaining the existing driveway access from Royal Avenue is appropriate from a planning and safety perspective to avoid disrupting the Abbott Street recreational corridor and streetscape. This also supports the heritage development guideline that discourages new driveways and garage doors facing the street. The driveway will be reduced to 5.78 m in width and the applicant will work with staff to ensure the design functions with the new sidewalk along Royal Avenue.

Consultation

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant undertook neighbour consultation by individually contacting the neighbours. No major concerns were identified during this consultation. Staff have received correspondence from one area resident who expressed some concerns with the proposal being similar in design to other redevelopments in the area.

3.0 Proposal

3.1 Project Description

The existing single family dwelling is in a state of disrepair and will be demolished to allow for the construction of the semi-detached dwelling. The architecture style of the existing dwelling is not consistent with the “Early Suburban” characteristics identified in the Abbott Street Heritage Conservation Area Development Guidelines.

The new semi-detached dwelling has been designed with entries and open spaces that interface with Abbott Street, Royal Avenue and the waterfront. The portion of the dwelling facing Abbott Street is narrower than the remainder of the building to reduce the massing visible from the Abbott Street corridor. The detached garage allows for sightlines through the site and the small balcony on the second storey interfaces with the Abbott Street corridor.

Based on the Frank Lloyd Wright / Prairie style, the home’s design includes large overhangs, a hidden front entrance, neutral brick and off-white stucco cladding, concrete window sills, and grey trim colours. This design also reflects elements from the “Early Suburban” style.

The driveway access from Royal Avenue will be retained, but reduced to 5.78 m in width. By locating the detached garage at the front of the property, the established streetscape will be maintained while using the existing access from Royal Avenue. The garage includes one enclosed parking space per dwelling with one additional surface space on either side of the garage.

3.2 Site Context

The subject property has a lot area of approximately 968 m² and is located at the southwest corner of Abbott Street and Royal Avenue. The subject property is zoned RU1 - Large Lot Housing and is designated S2RES - Single / Two Unit Residential in the Official Community Plan (OCP). The property is within the Permanent Growth Boundary and the Abbott Street Heritage Conservation Area.

The property is bordered by residential areas to the north, a parking lot for Kelowna General Hospital to the east, residential to the south and Okanagan Lake to the west.

Specifically, the adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	Single detached dwelling
East	HD1 - Kelowna General Hospital	Parking lot for Kelowna General Hospital
South	RU1 - Large Lot Housing	Single detached dwelling
West	W1 - Recreational Water Use	Okanagan Lake and future public trail

Subject Property Map: 2210 Abbott Street



3.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	800 m ²	968.58 m ²
Lot Width	20.0 m	20.07 m
Lot Depth	30.0 m	48.26 m
Development Regulations		
Site Coverage (buildings)	40%	38.3%
Site Coverage (buildings, driveways & parking)	50%	38.3%
Height	9.5 m or 2 ½ storeys (principal building) 4.5 m (accessory building)	6.32 m 5.64 m ❶
Front Yard	4.5 m	1.21 m ❷
Side Yard (south)	2.0 m (1-1 ½ storeys) 2.3 m (2-2 ½ storeys)	Varies between 2.03 and 6.85 m
Side Yard (north)	4.5 m (flanking street)	Varies between 2.03 and 6.85 m ❸
Rear Yard	7.5 m	9.064 m
Other Regulations		
Private Open Space	60 m ² (30 m ² / dwelling)	Meets requirements
Minimum Parking	4 (2 stalls / dwelling)	4
Okanagan Lake Sightlines	120°	Meets requirements
❶ Requested variance to increase the accessory building height to 5.64 m ❷ Requested variance to reduce the front yard setback to 1.21 m ❸ Requested variance to reduce side yard (north) setback to 2.03 m / 2.34 m		

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Chapter 5 - Development Process

Policy 5.22.6 Sensitive Infill. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Chapter 9 - Heritage Policies

Objective 9.2 Identify and conserve heritage resources.

Policy 9.2.4 Conservation Areas. Development in the Abbott Street and Marshall Street Heritage Conservation Area outlined on Map 9.1 will be assessed using the Abbott Street and Marshall Street Heritage Conservation Area Guidelines in Chapter 16.

Chapter 16 - Heritage Conservation Area

Objectives:

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that changes to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

4.2 Heritage Conservation Area Development Guidelines

The second civic phase spans from the end of the Great War, 1918, and continues through to the Great Depression, about 1932. This period is noted for traditional styles continuing to be favoured by builders and home buyers of the period. Late Arts & Craft and Early Vernacular Cottage architectural styles characterize this period. However, other styles, such as Tudor Revival, did continue to be built as prestige homes within the Abbott Street Heritage Conservation Area.

Late Arts & Crafts Characteristics

- Stick-built feel to the architecture
- Medium gable and hip roof form
- Decorated soffit & brackets
- Enclosed front porch or portico
- Up to 2 ½ storeys
- Horizontal wood siding & corner-boards
- Upper storey belting (cladding may vary)
- Ornamental crafted wood
- Vertical double-hung window openings

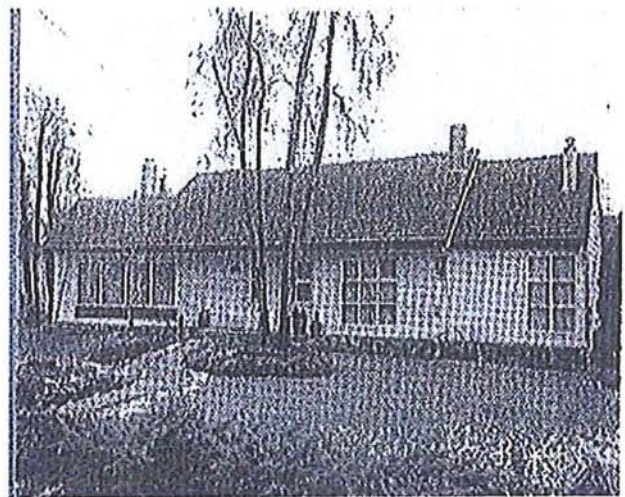


- Multi-sash window assembly
- Wide window & door trim
- Multiple pane windows
- Asymmetrical front façade
- Wood shingle roofing
- Side or rear yard parking

The fourth civic phase follows the end of the World War II, about 1946, and continues to about 1960 when the remaining lots in the Heritage Conservation Areas were taken up with new housing. Traditional styles were not favoured in post W.W.II society. The influence of the International Style of architecture and the advent of new construction materials, like thermopane picture windows, significantly changed the home building market and architectural style. The emergent style of this period is the Early Suburban Bungalow.

Early Suburban Bungalow Characteristics:

- Horizontal feel to the architecture
- Low gable and hip roof form
- Plain soffit & brackets
- 1 & 2 storey massing
- Wide siding below belt-line / stucco above
- Horizontal multi-sash and picture windows
- Narrow window & door surrounds
- Asymmetrical front facade
- Side or front yard parking
- Asphalt shingle
- Front driveway access



5.0 Technical Comments

5.1 Building & Permitting Department

- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

5.2 Development Engineering

- See attached memorandum, dated September 29, 2014.

5.3 Fire Department

- Requirements of Section 9.10.19 Smoke Alarms of the BC Building Code 2012 are to be met.

5.4 Telus

- Telus will provide underground facilities to this development. Developer will be required to supply and install conduit as per Telus policy.

Application Chronology

Date of Application Received: September 16, 2014
Date of Community Heritage
Committee Initial Consideration: October 2, 2014

Report prepared by:



Laura Bentley, Planner

Reviewed by:



Lindsey Ganczar, Urban Planning Supervisor

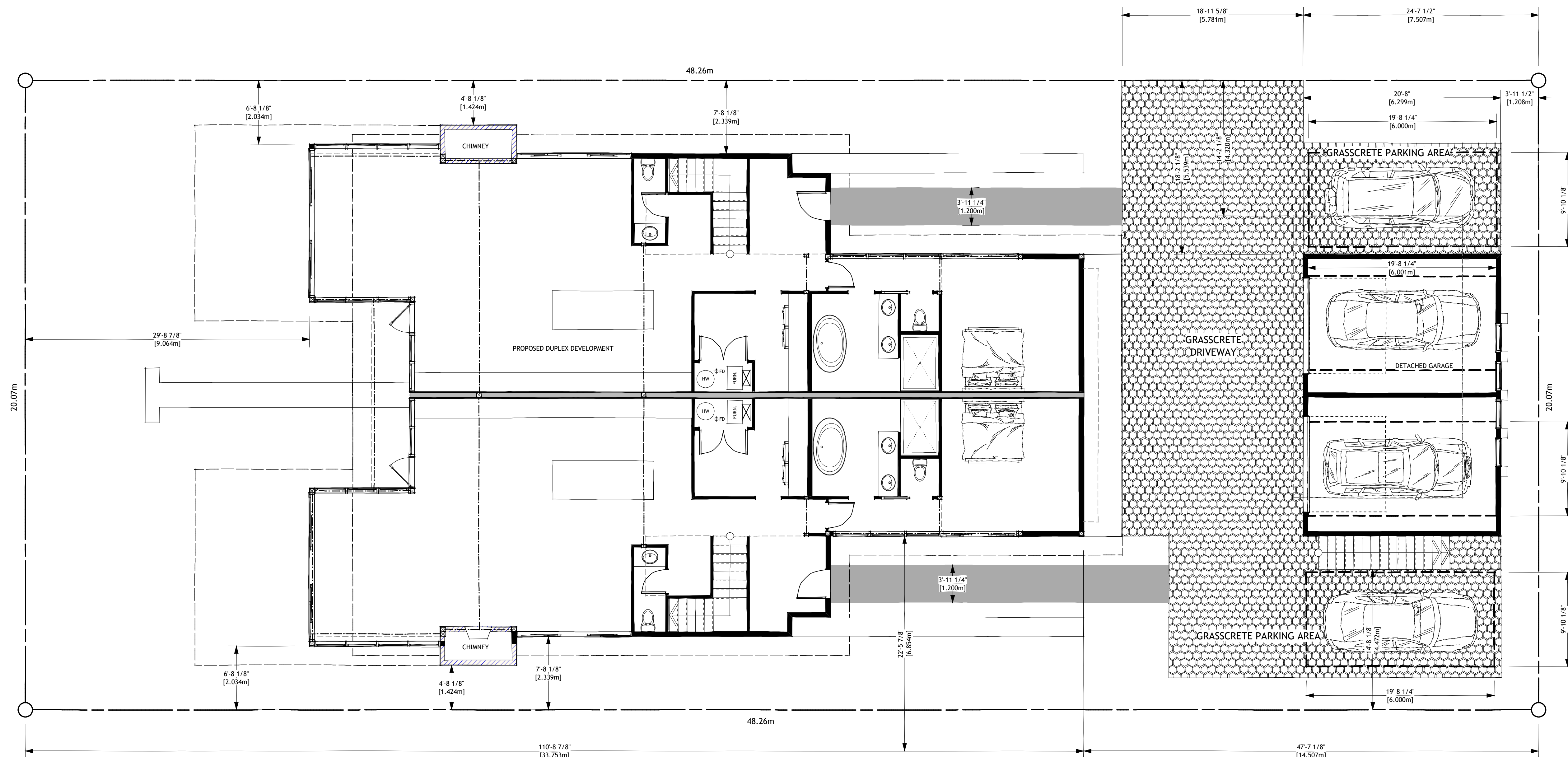
Attachments:

- Rendering
- Site Plan
- Elevation Drawings
- Floor Plans
- Okanagan Lake Sightlines
- Preliminary Landscape Plan
- Colour Board
- Site Photos
- Development Engineering Memorandum

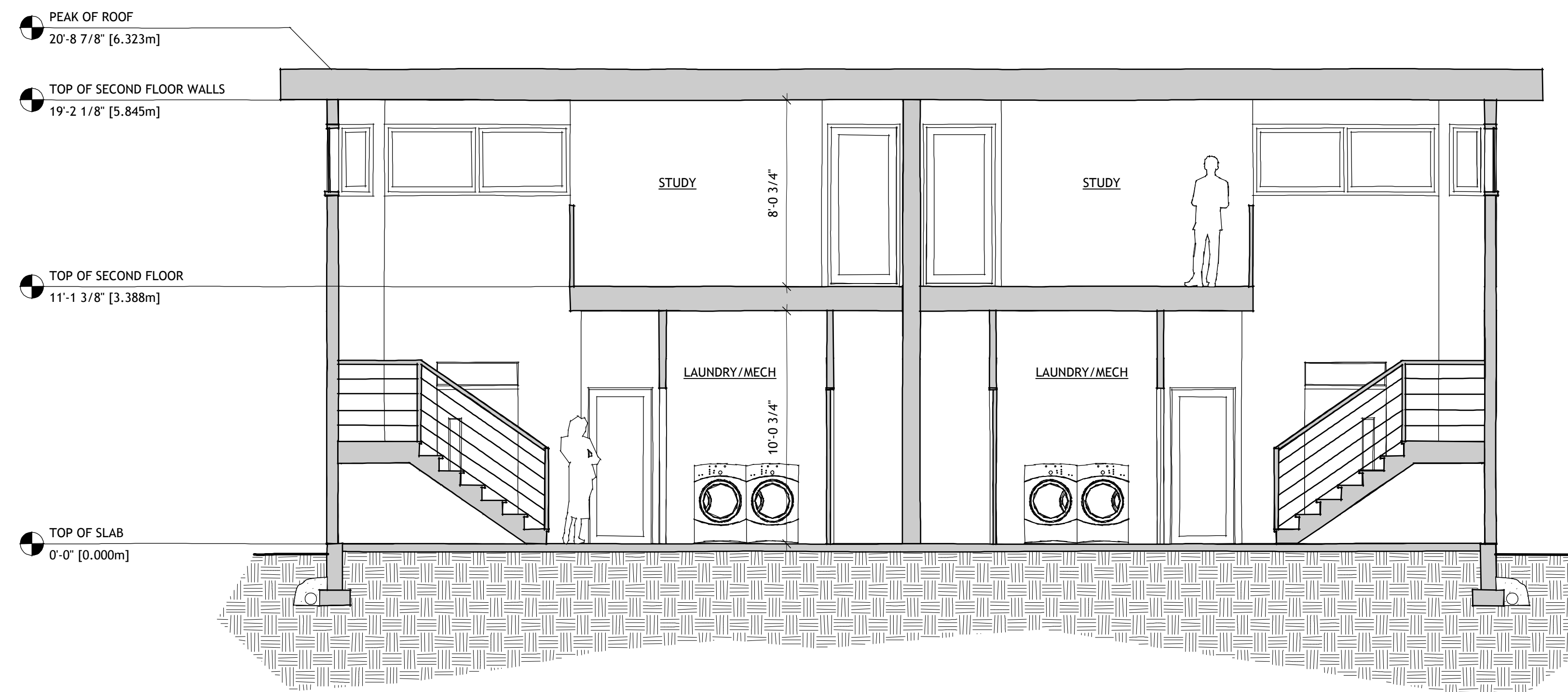


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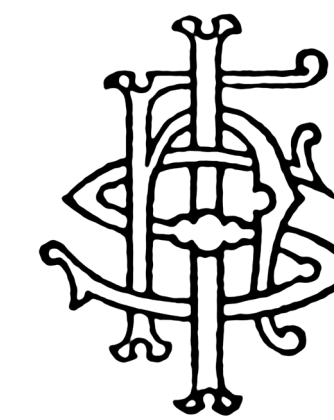
ROYAL AVENUE



1 SITE PLAN
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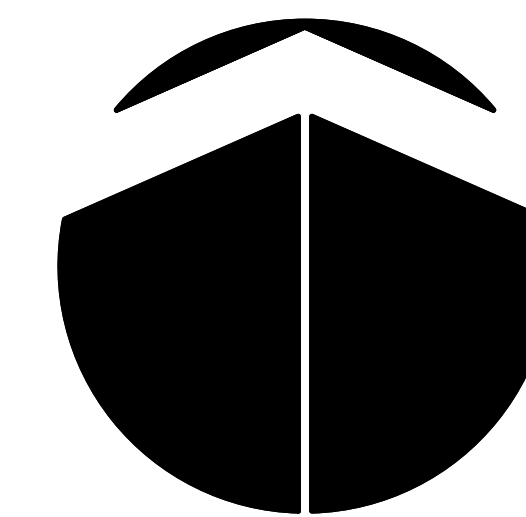


A SECTION
Scale: 1/4" = 1'-0"



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PROJECT NORTH

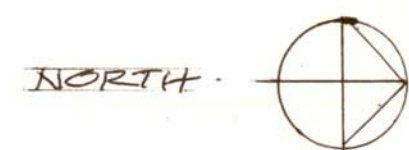
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KELOWNA, BC V1Y 1E1
LOT 27 PLAN 535

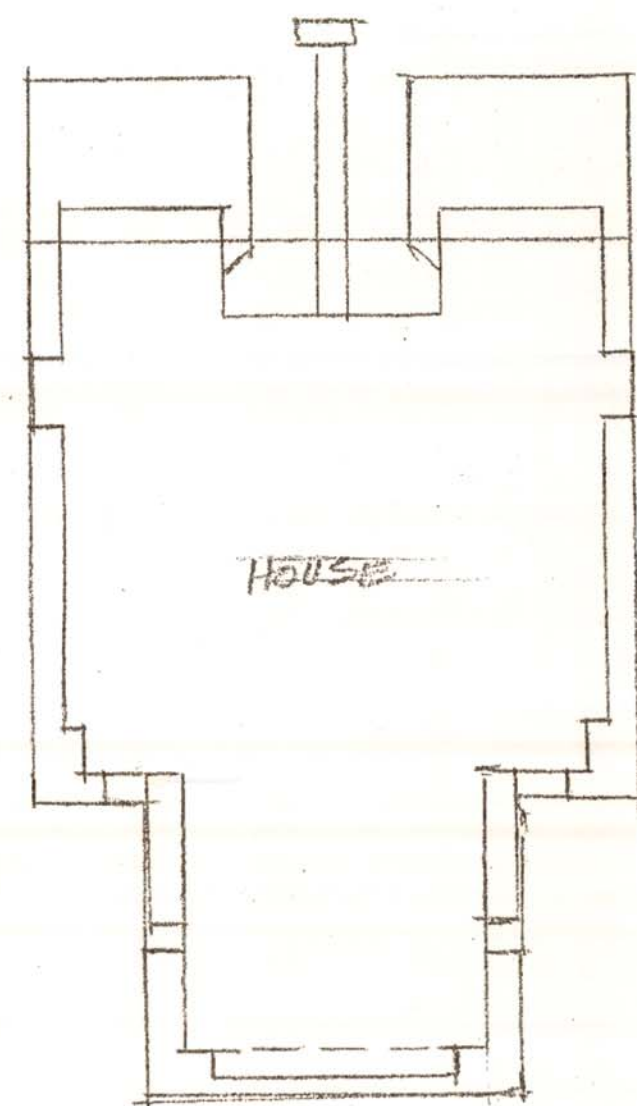
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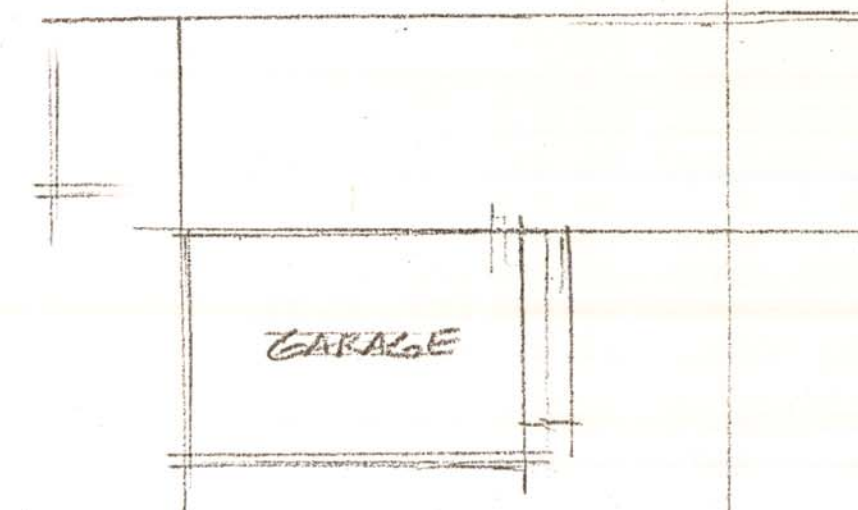
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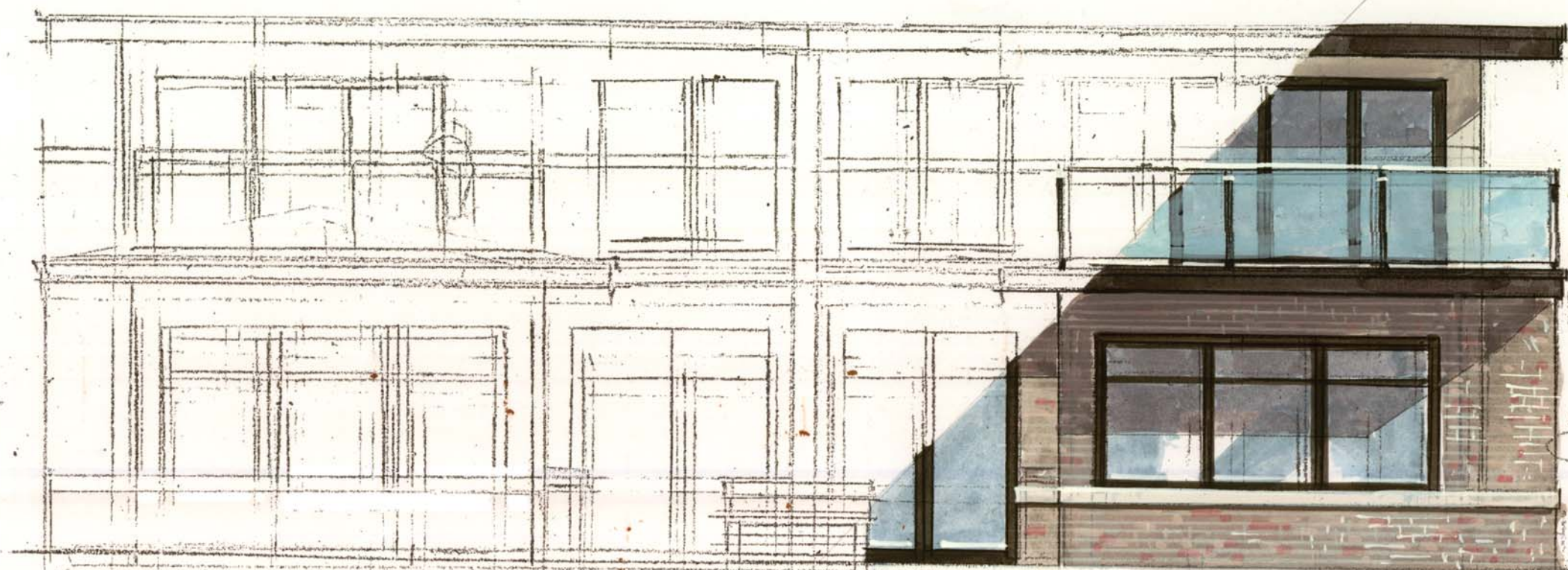
ROOF PLAN
N.T.S.



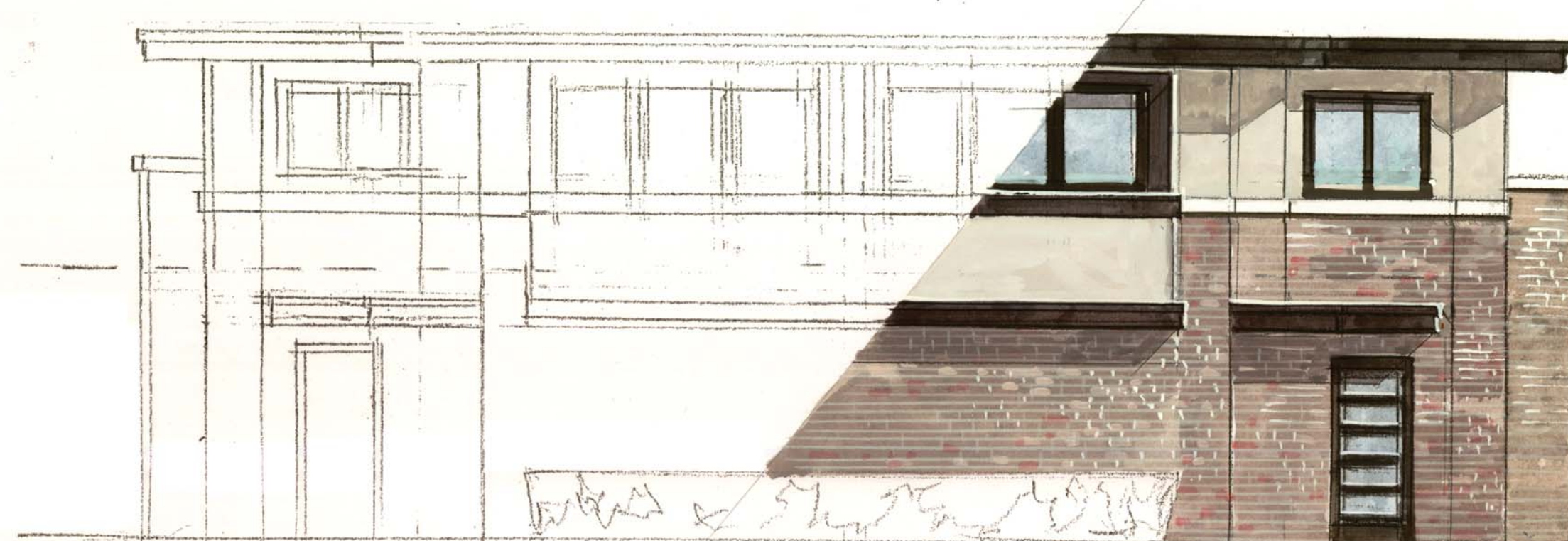
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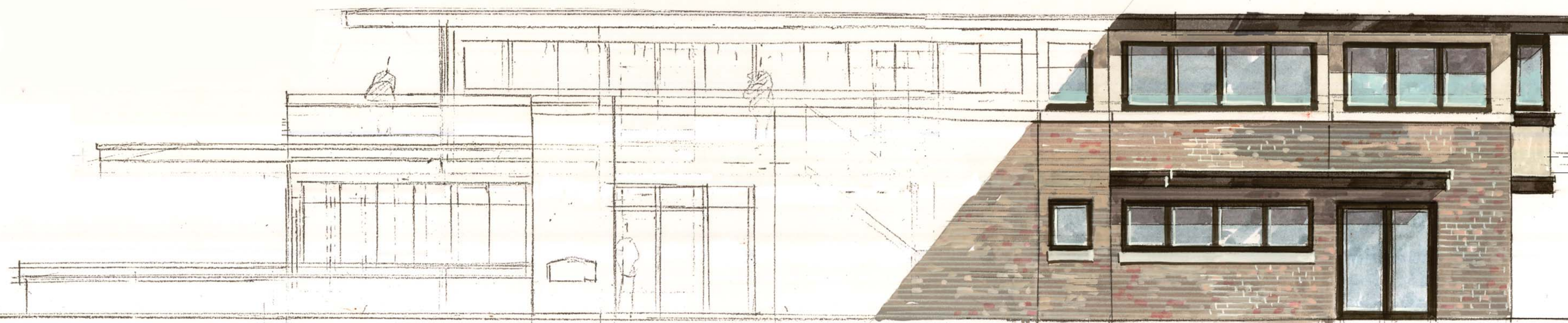
GARAGE



LAKE ELEVATION (WEST)



STREET ELEVATION (EAST)



TYPICAL SIDE ELEVATION (SOUTH)

SCALE 3/16" = 1'-0"

20'-6 1/8" [6.252m]
PEAK OF ROOF

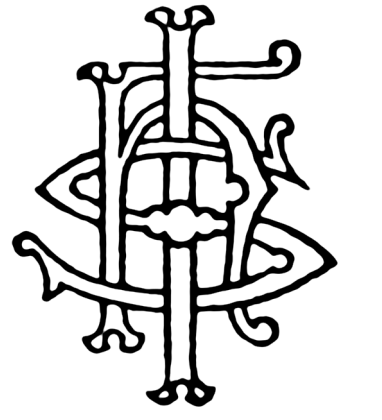
19'-2 1/8" [5.845m]
TOP OF MAIN FLOOR WALLS

11'-1 3/8" [3.388m]
TOP OF MAIN FLOOR WALLS

10'-0 3/4" [3.067m]
TOP OF MAIN FLOOR WALLS

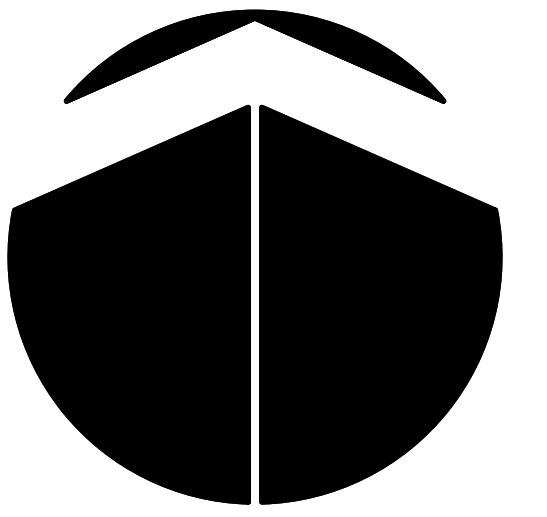
0'-0" [0.000m]
TOP OF SLAB





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PROJECT
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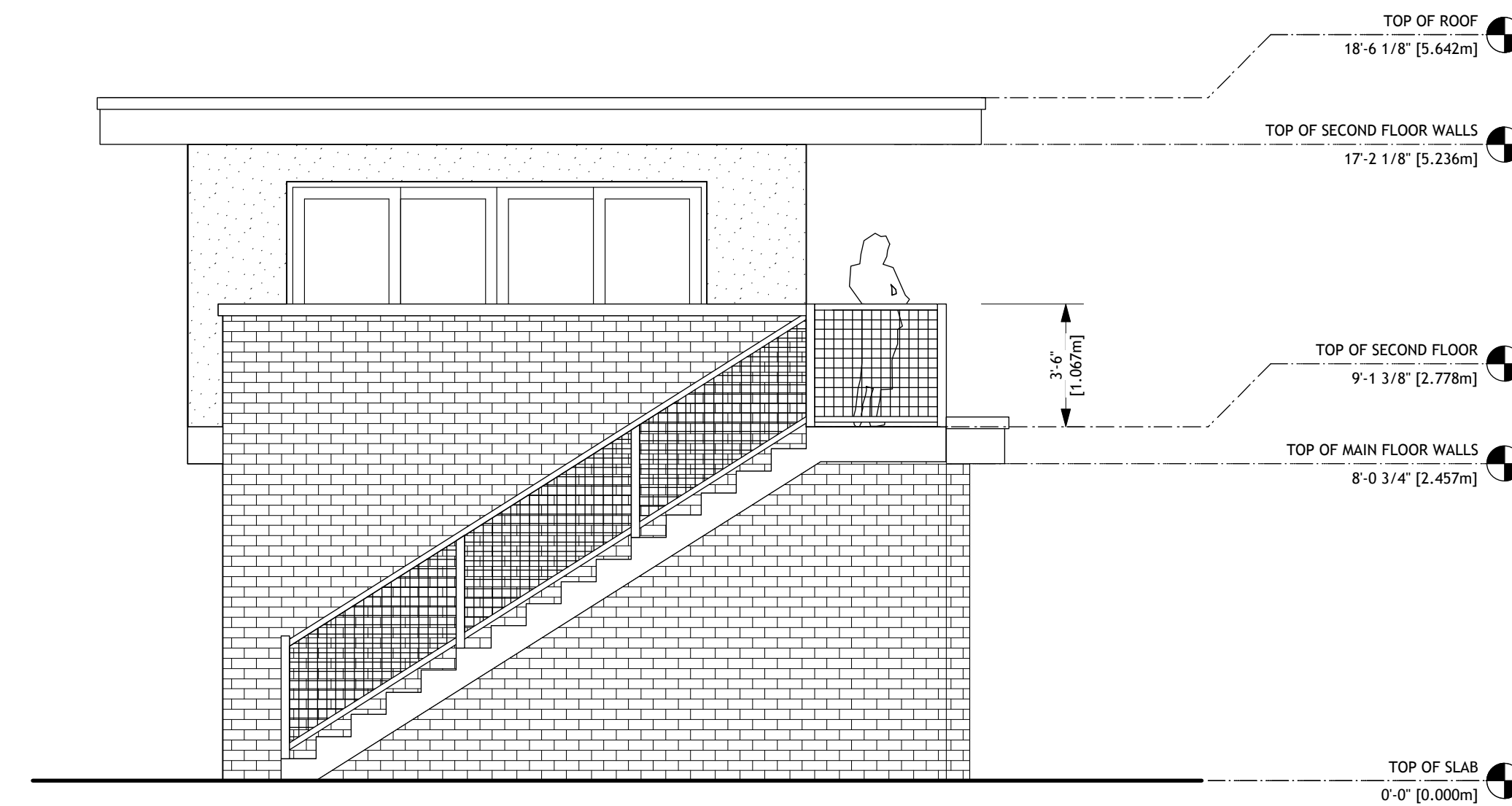
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SEPTEMBER 8, 2014

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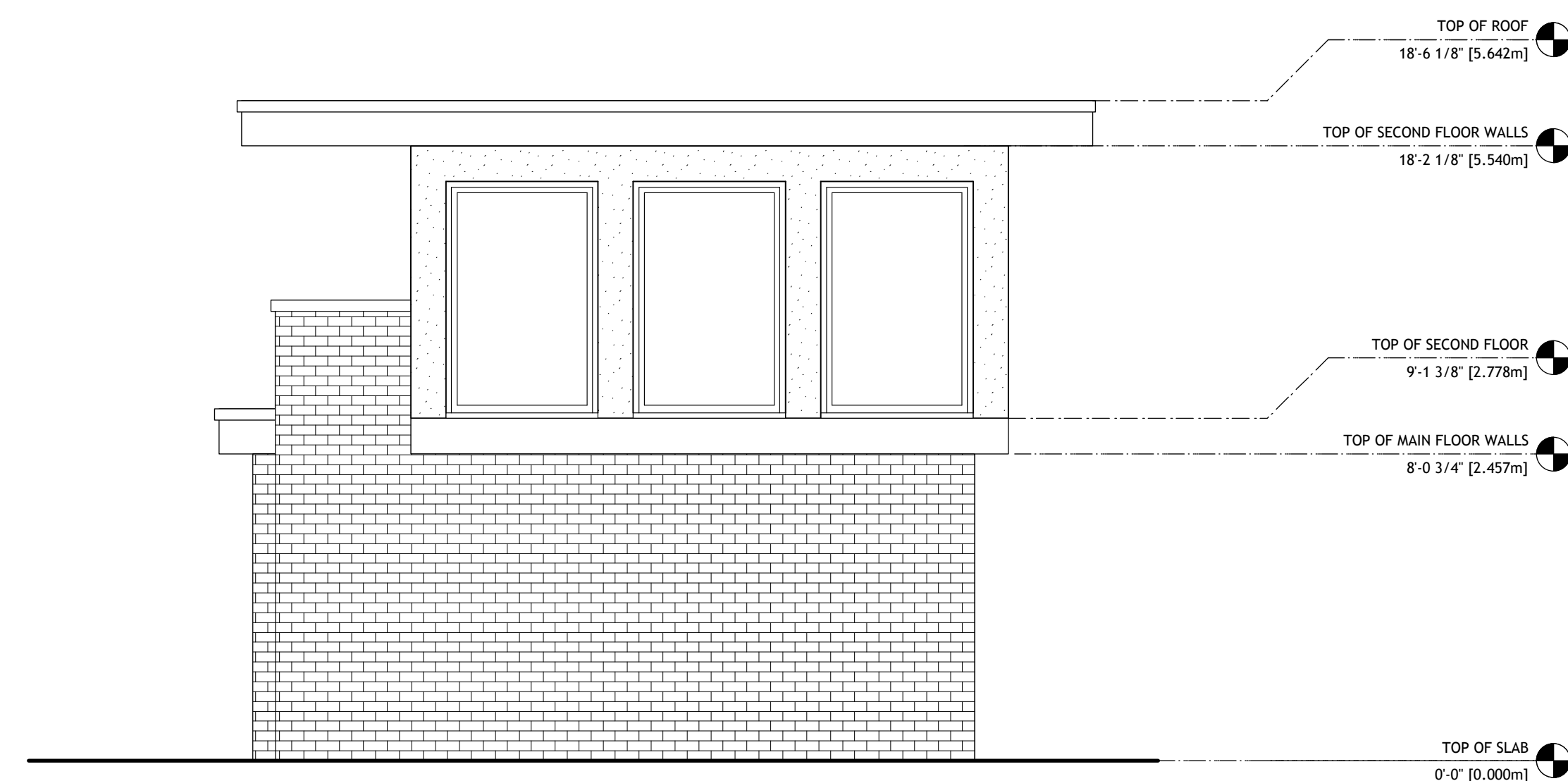
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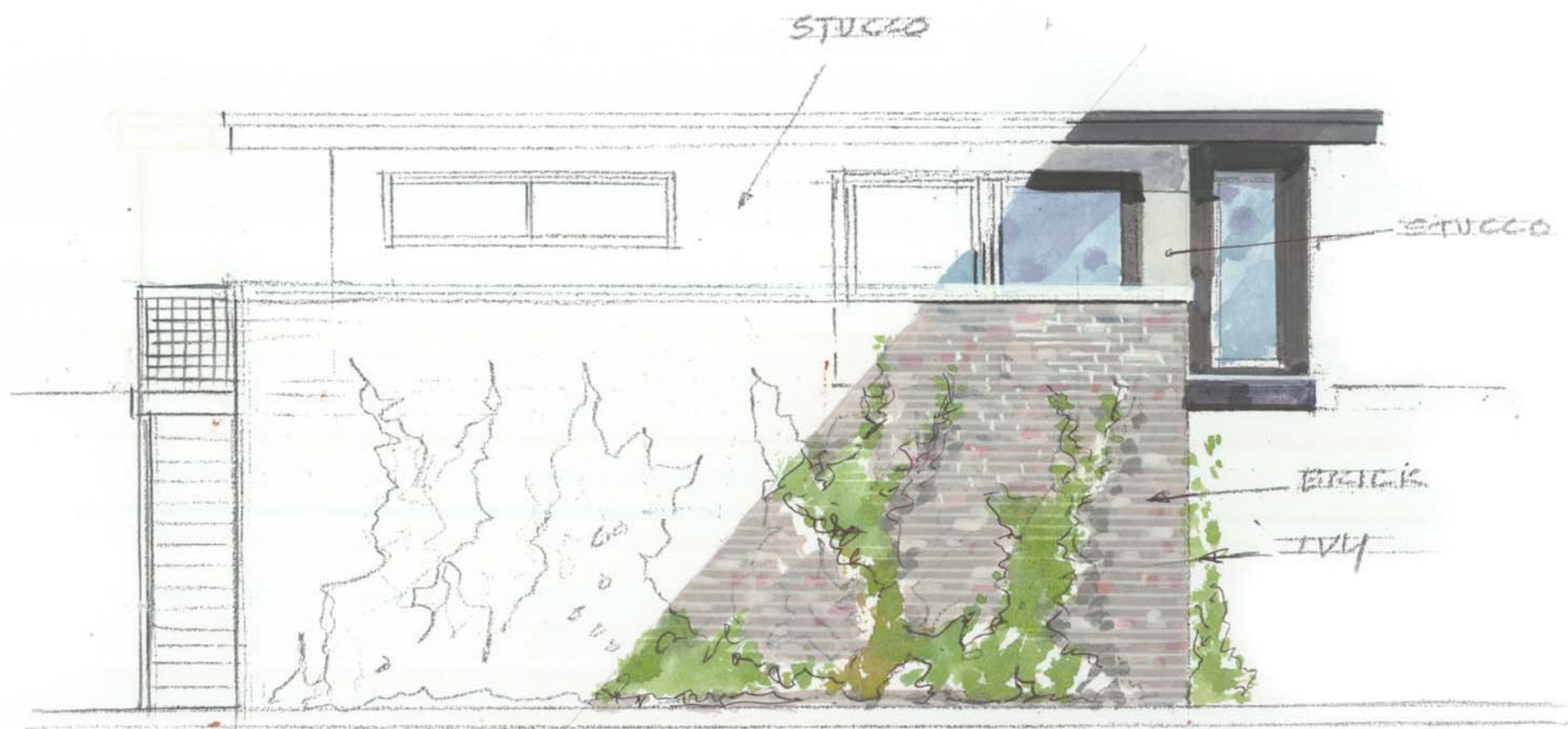
2 SOUTH ELEVATION
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3 EAST ELEVATION
Scale: 1/4" = 1'-0"



4 NORTH ELEVATION
Scale: 1/4" = 1'-0"



EAST ELEVATION

3/16" - 1'0"



SOUTH ELEVATION

3/16" - 1'0"

Note: East elevation to be referenced for colour and materials only.
Revised design provided on separate drawing.

ELEVATIONS - GARAGE, 3/16" TO 1'0"



WEST ELEVATION

3/16" - 1'0"

18'-6 1/8" [5.642m]
PEAK OF ROOF

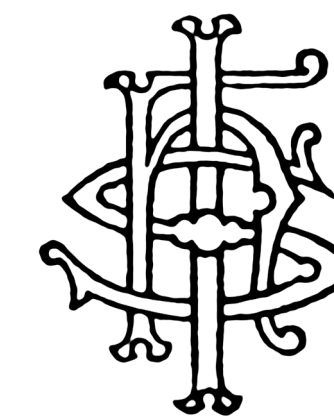
9'-1 3/8" [2.778m]
TOP OF MAIN FLOOR WALLS

8'-0 3/4" [2.457m]
TOP OF MAIN FLOOR WALLS

0'-0" [0.000m]
TOP OF SLAB

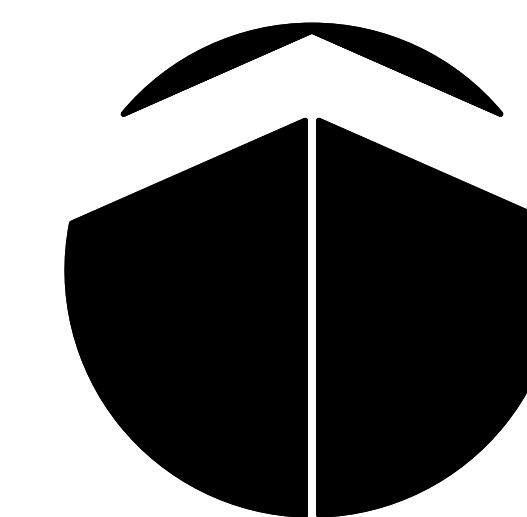


NORTH ELEVATION



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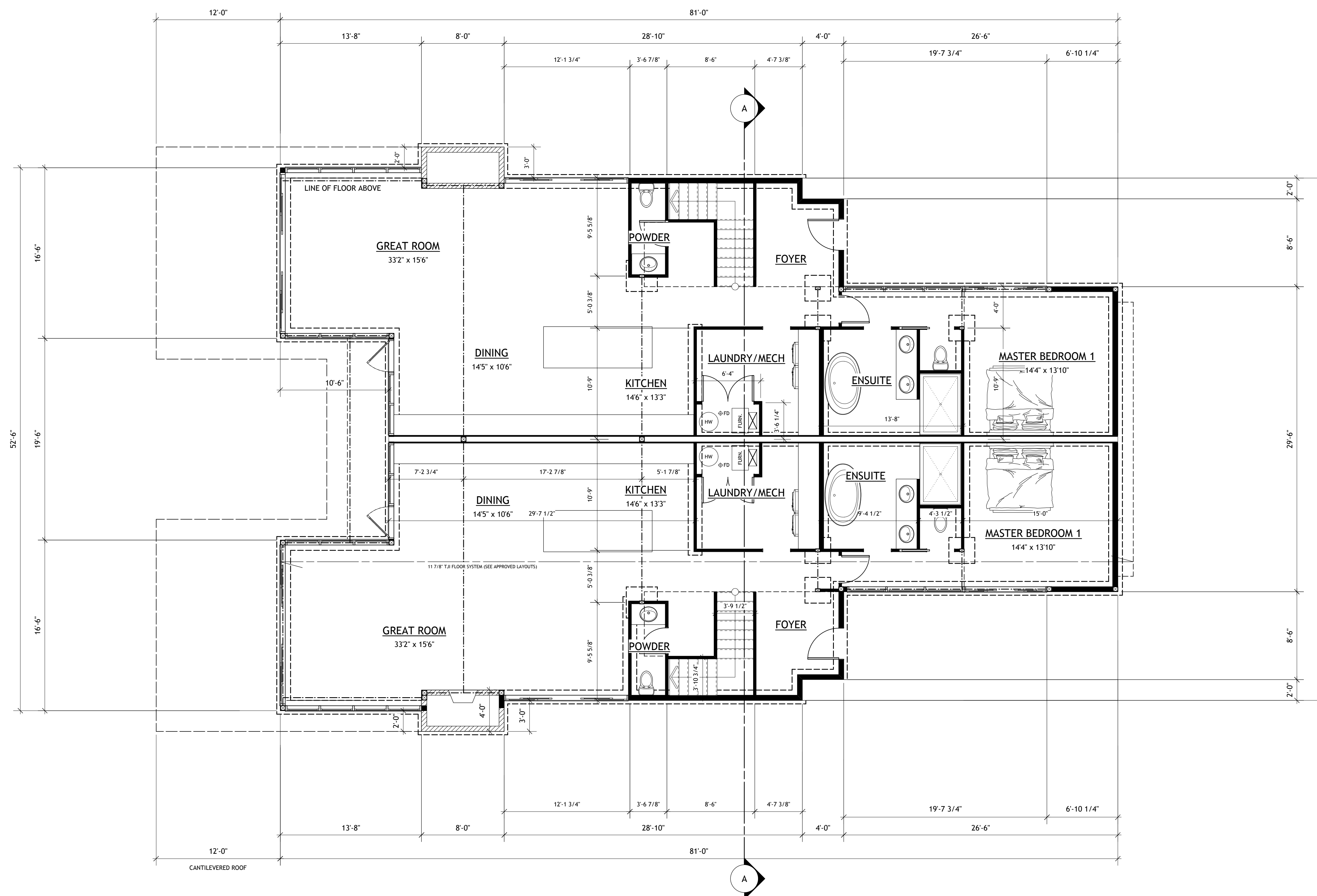
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MAIN FLOOR PLAN

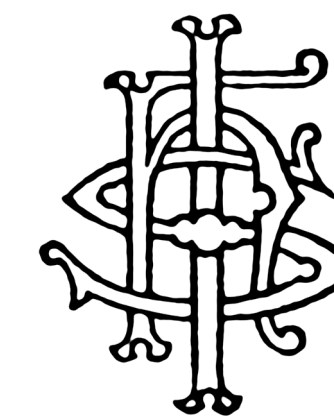
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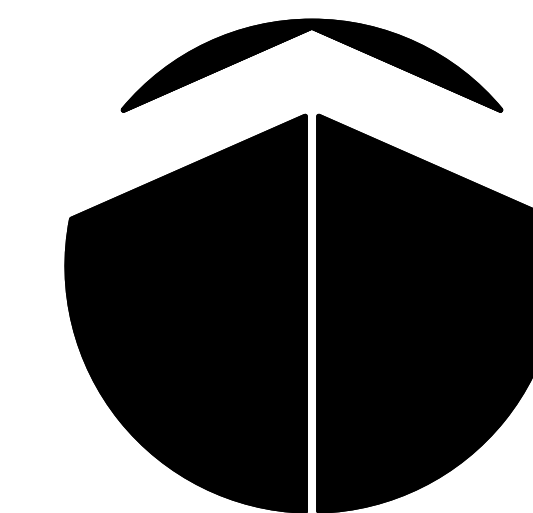


1 MAIN FLOOR
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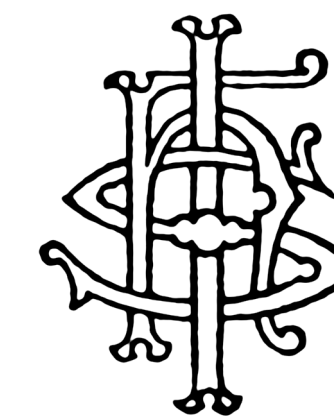
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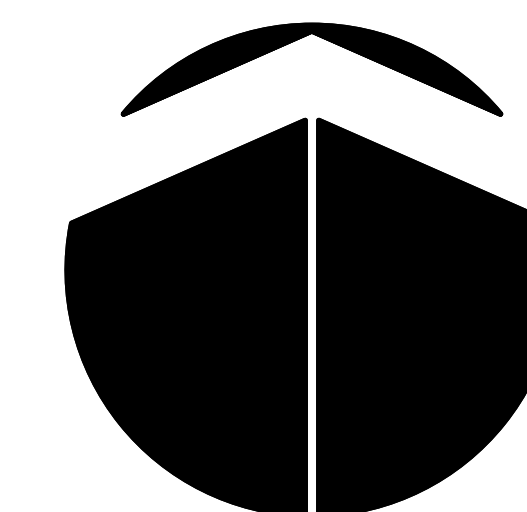


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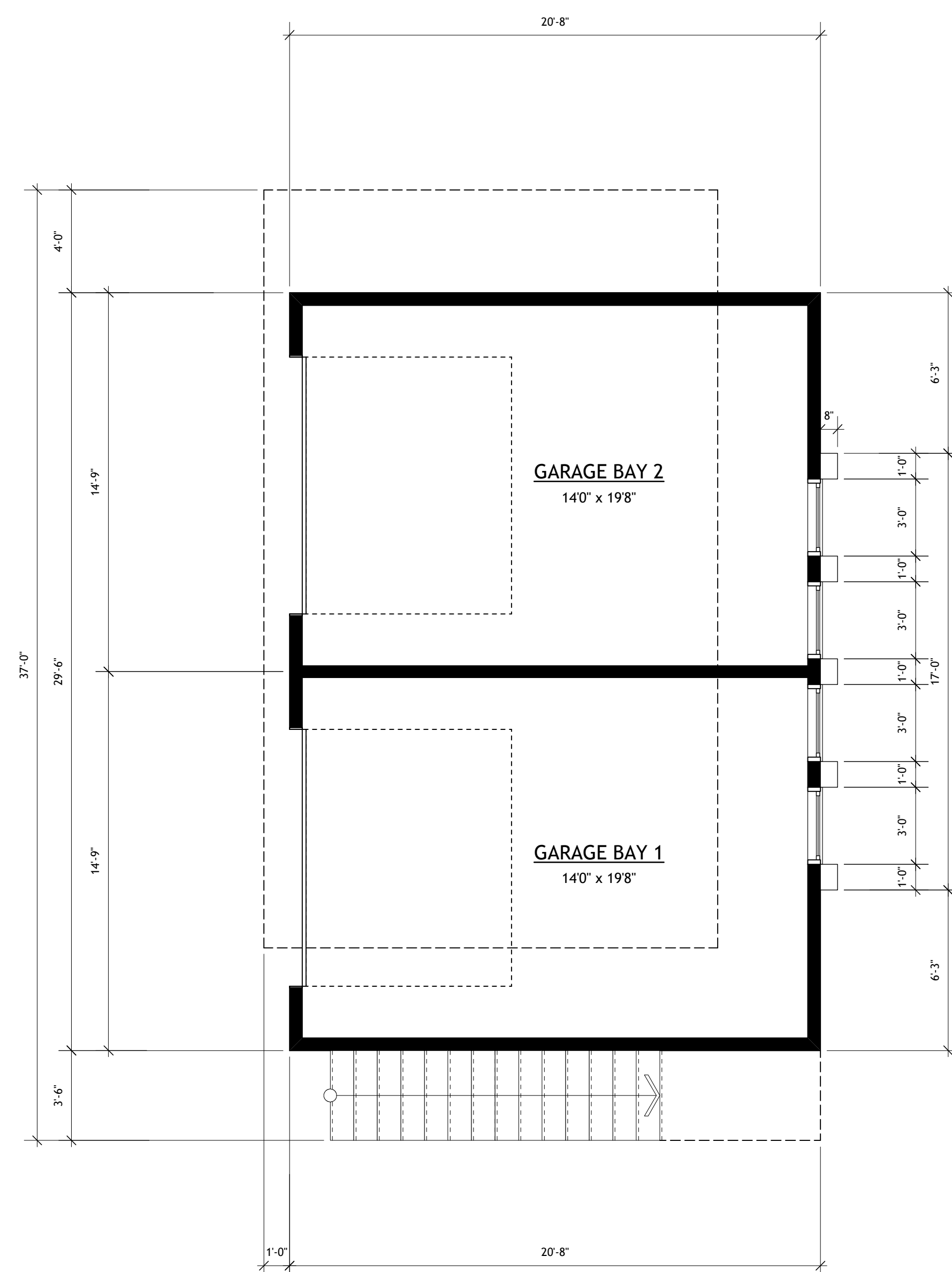


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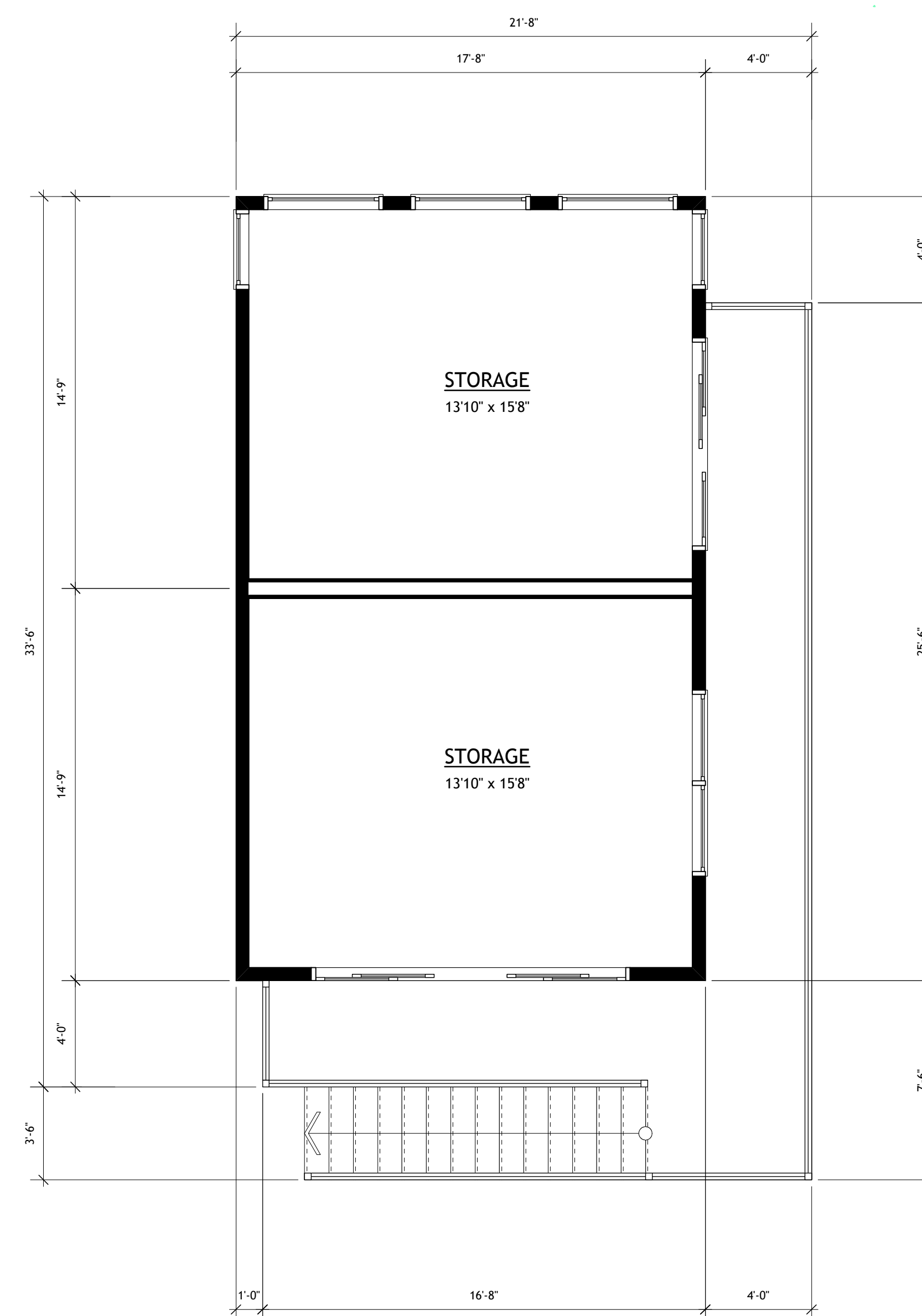
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1 **DETACHED GARAGE MAIN FLOOR**
Scale: 1/4" = 1'-0"



2 **DETACHED GARAGE SECOND FLOOR**
Scale: 1/4" = 1'-0"

REVISION	DATE	DISCRIPTION

PROJECT
MULTIFAMILY DEVELOPMENT
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DETACHED GARAGE

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1 OKANAGAN LAKE SIGHT LINES
Scale: 1:200



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SIGHT LINES

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